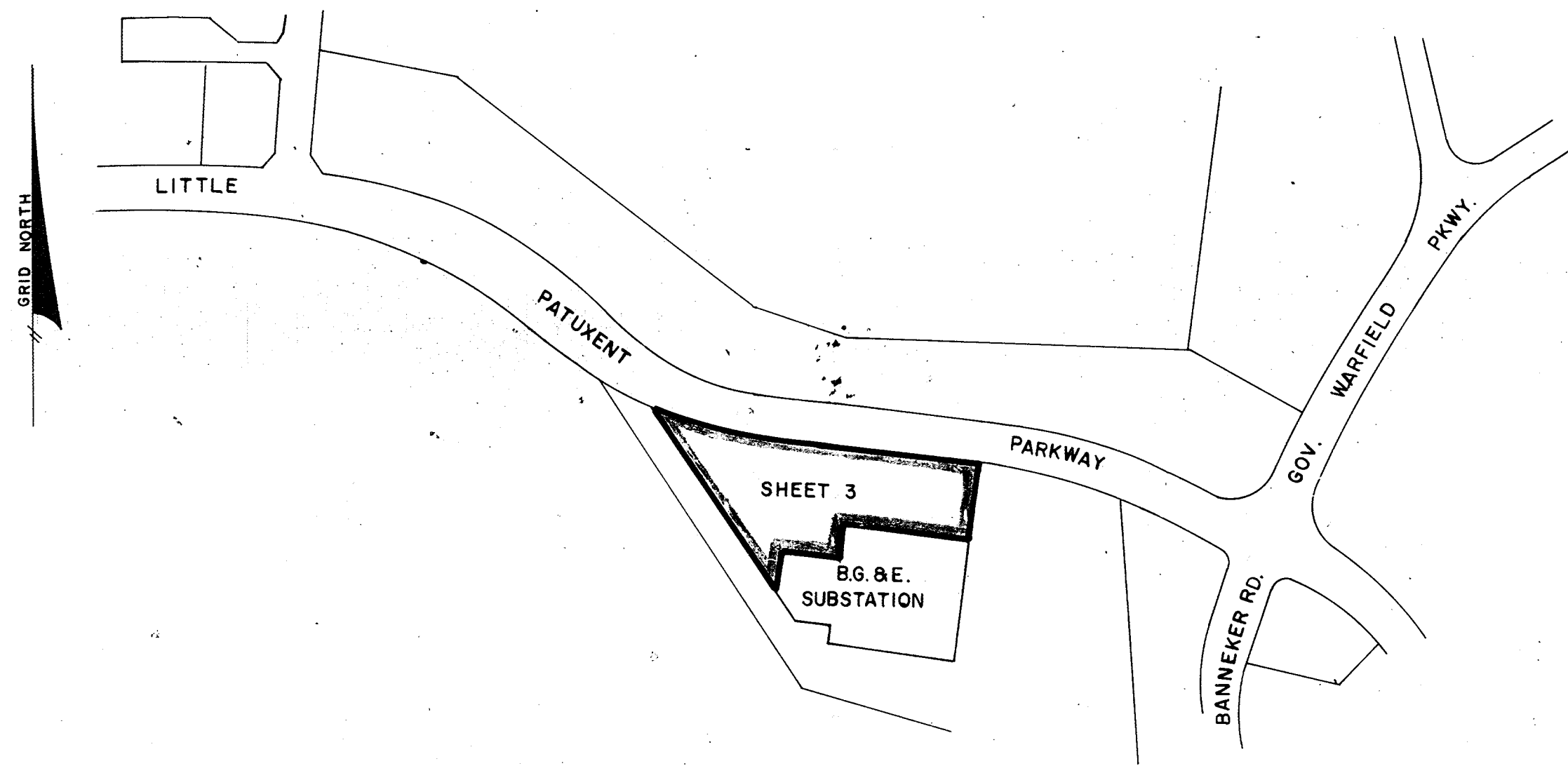


VICINITY MAP
SCALE 1" = 2000'



TOWN CENTER
SECTION 6 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, COLUMBIA, MD.
&
THE BALTIMORE GAS & ELECTRIC COMPANY, BALTIMORE, MARYLAND

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FOUR - A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' JUNE, 1970 SHEET 1 OF 3

RECORDED - PLAT BOOK 19 FOLIO 164
ON June 24 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

Thomas G. Harney 6-24-70 *E. M. Lyle* 6-24-70
H. C. P. B. EXECUTIVE SEC. DATE H. C. P. B. CHAIRMAN DATE

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Bernard T. Roberts
LAND SURVEYOR'S SIGNATURE

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 84-A

The Area included within the Final Development Plan Phase is Applicable to Section 6, Area 2, of the Town Center.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Board.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Board.

Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Planning Board.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Planning Board.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Planning Board.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, buildings and other structures may be located at any location within Commercial Land Use Areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:
EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL
All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following, except, however, that gasoline service stations are prohibited:
 - a. Uses permitted in B-1 districts.
 - b. Uses permitted in B-2 districts.
 - c. Uses permitted in S-C districts.
8. HEIGHT LIMITATIONS - Section 17.031 E:
TOWN CENTER - COMMERCIAL
No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 17.031 E:
COMMERCIAL LAND USE AREAS - TOWN CENTER
 - a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
 - b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
 - c. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
 - d. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of any such facility.
 - e. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.
10. SETBACK PROVISIONS, - Section 17.031 E:
GENERALLY
 - a. Setbacks shall conform to the requirements of Section 6 above.
 - b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.
11. MINIMUM LOT SIZES - Section 17.031 E:
As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - Section 17.031 E:
COMMERCIAL LAND USE AREAS
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	
Town Center - Commercial	3.854

TOWN CENTER

SECTION 6 AREA 2 *

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION COLUMBIA, MD.

THE BALTIMORE GAS & ELECTRIC COMPANY, BALTIMORE, MARYLAND

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FOUR-A

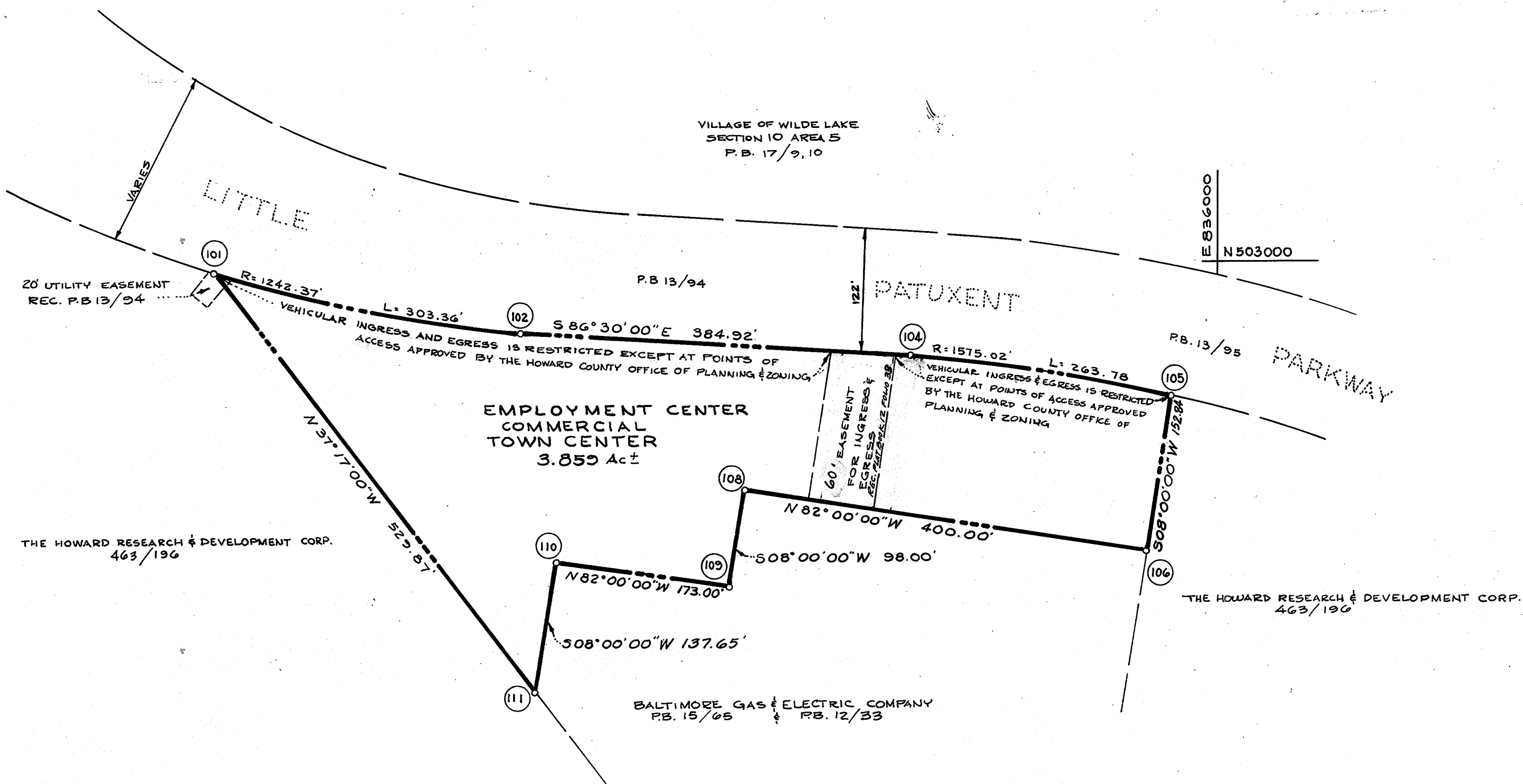
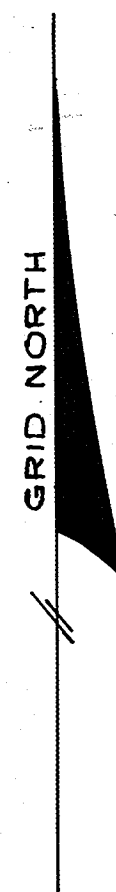
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

JUNE, 1970

SHEET 2 OF 3

RECORDED PLAT BOOK 19 FOLIO 107.
ON June 21 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COORDINATE SCHEDULE		
101	N 502 982.31	E 835 014.92
102	N 502 927.19	E 835 312.47
104	N 502 903.70	E 835 696.67
105	N 502 865.68	E 835 957.38
106	N 502 714.33	E 835 936.11
108	N 502 770.00	E 835 540.00
109	N 502 672.95	E 835 526.36
110	N 502 697.03	E 835 355.05
111	N 502 560.72	E 835 335.89



TOWN CENTER
SECTION 6 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FOUR-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' JUNE 1970 SHEET 3 OF 3

RECORDED PLAT BOOK 19 FOLIO 108
ON June 24 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

E835000
N502000

E836000
N502000